



MEDIA RELEASE

6 October 2011

Chatswood transformation underway with old pedestrian bridge demolished

The unused pedestrian bridge once linking Chatswood's old railway station to the western precinct has been demolished as part of FKP's \$13 million transformation of 465 Victoria Avenue.

FKP's construction team, who are refurbishing the 15 level office tower at 465 Victoria Avenue, removed the 100-tonne, 25-metre long concrete bridge earlier this month.

The demolition of the old bridge now paves the way for a new, safe and convenient pedestrian thoroughfare to be established in close proximity to Chatswood's newly refurbished Rail Interchange.

The new thoroughfare will be developed on the corner of Railway and Brown Streets and will form part of 465 Victoria Avenue's new ground floor piazza known as *The Avenue*.

Andrew Hall, FKP's Executive General Manager of Funds Management, says *The Avenue* will contain seven retail spaces, public seating, grassed areas and open spaces within an idyllic alfresco setting.

"When completed in mid 2012, *The Avenue* will be a vibrant addition to the already bustling 'Eat Street' Chatswood Central, which is on the other side of Railway Street.

"*The Avenue* at 465 Victoria Avenue will reinvigorate Chatswood's western precinct into a new dining hub for the area - perfect for restaurants, cafés, wine bars and service retail," said Mr Hall.

The 15 level office tower at 465 Victoria Avenue is now undergoing an extensive refurbishment. Each floor of the building will soon be modernised, and the 15,000sqm of space will be refurbished to an A-grade standard.

465 Victoria Avenue will capitalise on the 70,000 commuters per day that are serviced by the Chatswood Interchange - only 50 metres away, as well as Willoughby Council's \$200 million entertainment quarter called The Concourse, which opened last month.

The building and services upgrade is registered for a 5 star NABERS and 4 star Green Star rating with sustainability upgrades to all floors maximising usable space and natural light.

For leasing enquiries about 465 Victoria Avenue contact Robert Gishen at Colliers International or Marcus Pratley of Richardson and Wrench on 1300 093 174 or visit www.465victoriaavenue.com.au.

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For further information contact:

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About FKP

With more than 30 years' experience in the Australian property industry, FKP Property Group (FKP) is one of Australia's leading diversified property and investment companies. FKP successfully operates an integrated business model which includes retirement, property investment and funds management, land development, property development (incorporating residential, retail, industrial and commercial) and construction across Australia and New Zealand. FKP is an ASX top 200 company.

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